013.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,700 / 914,700
					USE VALUE:	914,700 / 914,700
					ASSESSED:	914,700 / 914,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANARGIROU CHRISTOFOROS DEMET	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	8 MARY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ANARGIROU CHRISTOPHER -
Owner 2:	LIFE ESTATE -
Street 1:	8 MARY STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	455,100	5,100	454,500	914,700
Total Card	0.113	455,100	5,100	454,500	914,700
Total Parcel	0.113	455,100	5,100	454,500	914,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.89 | /Parcel: 352.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10222

GIS Ref

GIS Ref

Insp Date 04/01/09

!1265!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	455,100	5100	4,938.	454,500	914,700		Year end	12/23/2021
2021	104	FV	434,500	5100	4,938.	454,500	894,100		Year End Roll	12/10/2020
2020	104	FV	434,600	5100	4,938.	454,500	894,200	894,200	Year End Roll	12/18/2019
2019	104	FV	338,900	5100	4,938.	482,900	826,900	826,900	Year End Roll	1/3/2019
2018	104	FV	338,900	5100	4,938.	352,200	696,200	696,200	Year End Roll	12/20/2017
2017	104	FV	317,900	5100	4,938.	306,800	629,800	629,800	Year End Roll	1/3/2017
2016	104	FV	317,900	5100	4,938.	261,300	584,300	584,300	Year End	1/4/2016
2015	104	FV	283,500	5100	4,938.	255,700	544,300	544,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:46:15

LAST REV

Date	Time
01/06/21	13:13:45

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1265

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANARGIROU CHRIS	76463-259	1	12/18/2020	Convenience	1	No	No		
ANARGROU CHRIST	29948-299		3/21/1999	Convenience	100	No	No		Anna Anargirou dod 3/24/2017

USER DEFINED

Prior Id # 1:	10222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2009	Meas/Inspect	345	PATRIOT
10/25/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,513	Spl Credit		Total:	454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10336781
Const Adj.:	0.97806144
Adj $ / SQ:	194.249
Other Features:	112550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659577
Depreciation:	204469
Depreciated Total:	455108

COMMENTS

FRPL=NONFUNCTIONAL. OF=SINK IN BMT.
UAT=NO HEAT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

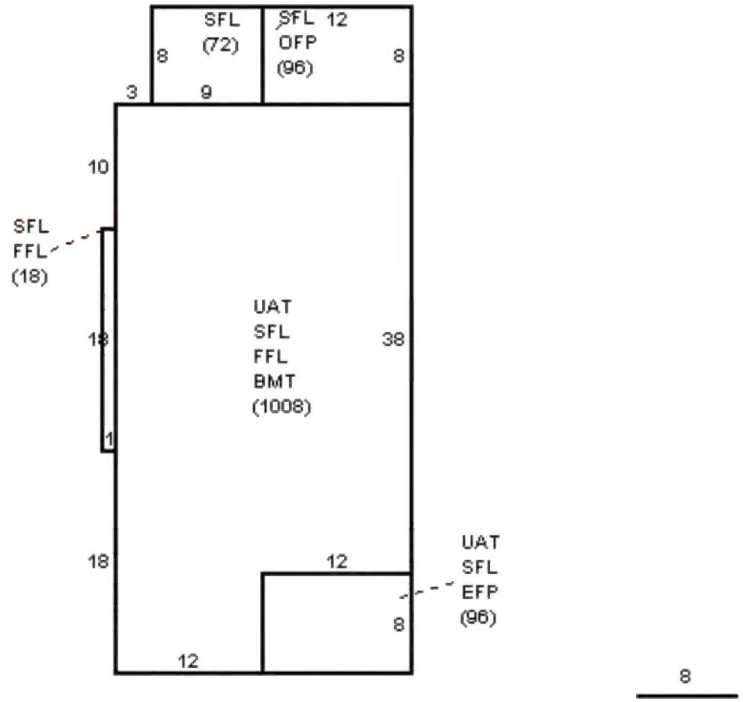
No Unit	RMS	BRS	FL
1	6	2	M
1	4	1	1
Totals			
2	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.25
Special Features:	0	Val/Su Net:	120.02
Final Total:	455100	Val/Su SzAd	196.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,290	194.250	250,581
FFL	First Floor	1,026	194.250	199,300
BMT	Basement	1,008	58.270	58,741
UAT	Upper Attic	276	108.780	30,023
EFP	Enclos Porch	96	54.360	5,219
OFP	Open Porch	96	32.950	3,163

Net Sketched Area:	3,792			Total:	547,027
Size Ad	2316	Gross Area	4620	FinArea	2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100